



CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 06/13/00

AGENDA ITEM 4

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Tract Map 7063 – Greystone Homes (Subdivider) – Approve the Final Map and Authorize the City Manager to Execute a Subdivision Agreement and Accept, Upon Completion of Improvements, Certain Streets into the City Street System

RECOMMENDATION:

It is recommended that the City Council:

1. Find the final map in substantial conformance with the tentative map and the conditions of approval thereof;
2. Authorize the City Manager to execute the subdivision agreement covering the installation of the required improvements; and
3. Accept various streets into the City street system upon certification by the Director of Public Works that the required street improvements have been completed.

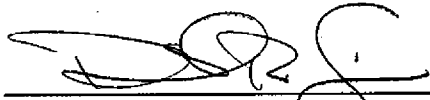
DISCUSSION:

On July 13, 1999, the City Council approved a General Plan amendment, zone change, variance application and Tentative Map Tract 7063 for development of 74 single-family homes at Orchard Avenue, on the east side of the Southern Pacific Railroad right-of-way.

The developer has deposited with the City \$120,000.00 per the conditions of approval the developments proportionate share of the Soto Road and Orchard Avenue intersection improvements and \$10,000.00 for the formation of the landscape and maintenance district created to maintain the landscaping and sound wall abutting the railroad right-of-way.

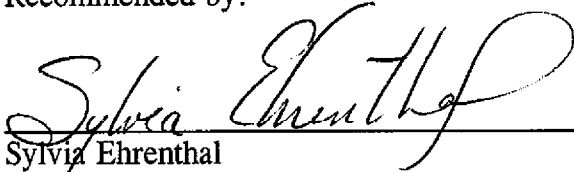
The final tract map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer has submitted the subdivision improvement plans and has posted a security for faithful performance of the improvements in the amount of approximately \$1,265,000.00 and an equal amount for labor and materials.

Prepared by:



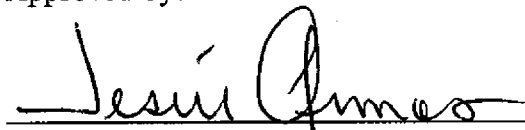
Daniel R. Garcia, P.E., REA
Development Review Services Engineer

Recommended by:



Sylvia Ehrenthal
Director of Community and Economic Development

Approved by:

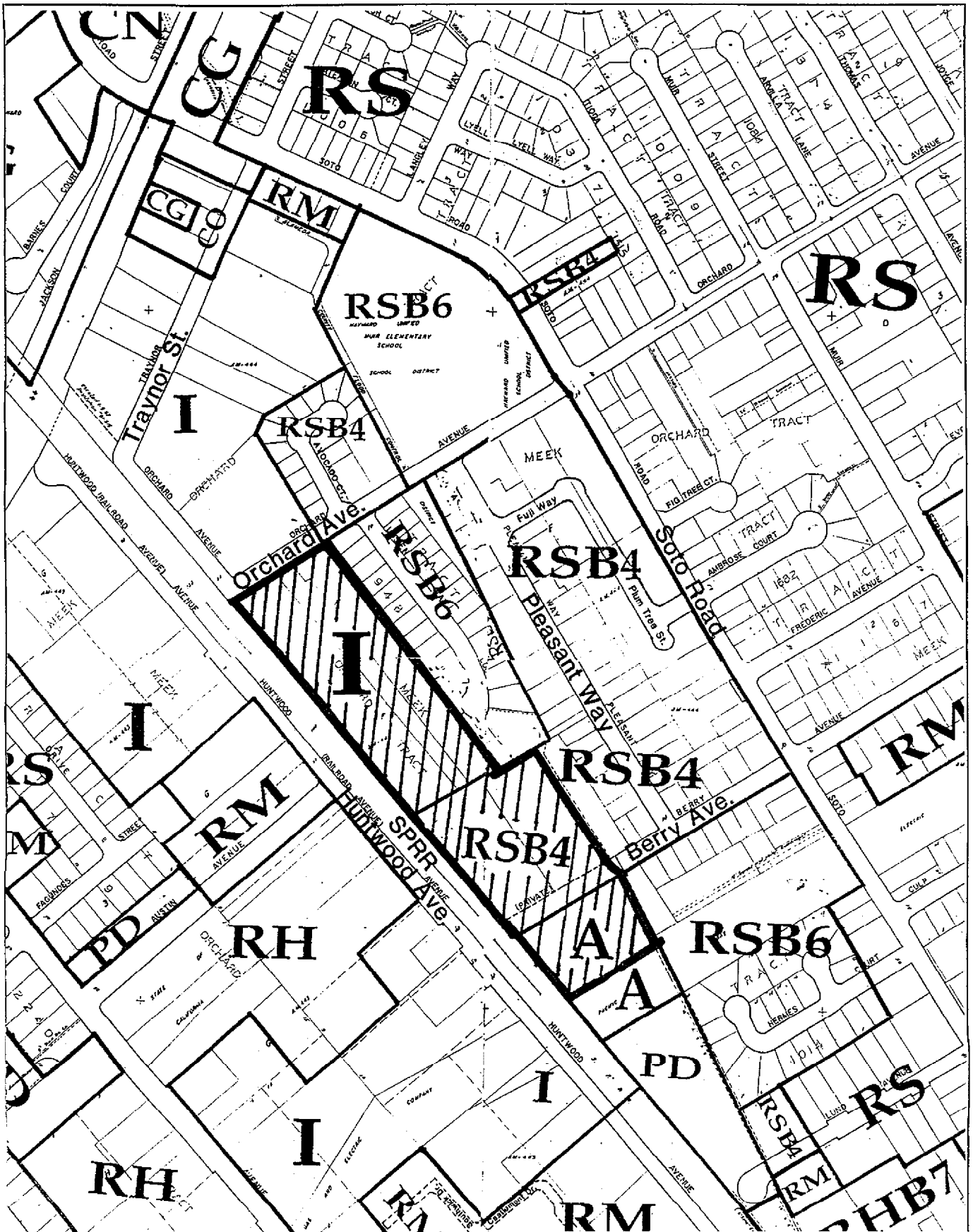


Jesús Armas, City Manager

Attachments:

Area Map

5.25.00



AREA MAP ■ TENTATIVE MAP TRACT 7063

DRAFT

5/26/00

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

**RESOLUTION APPROVING FINAL MAP FOR TRACT 7063,
AUTHORIZING THE CITY MANAGER TO EXECUTE A
SUBDIVISION AGREEMENT, AND ACCEPTING CERTAIN
STREETS INTO THE CITY STREET SYSTEM**

**WHEREAS, there has been presented to the City Council of the City of
Hayward a final map for Tract 7063 for development of 74 single-family homes located at
Orchard Avenue on the east side of the Southern Pacific Railroad right-of-way; and**

**WHEREAS, the Director of Community and Economic Development and
Director of Public Works recommend approval of the final map.**

**NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of
Hayward does hereby find that the final map for Tract 7063 is in substantial conformance with
the tentative map and does hereby approve the final map, subject to the condition that the
subdivider enter into an agreement for the construction of improvements and other obligations
required as a condition of approval of the tentative map for the tract and that approval shall not
be effective until and unless such agreement is entered into.**

**BE IT FURTHER RESOLVED that the City Manager is hereby authorized for
and on behalf of the City of Hayward to execute a subdivision agreement in a form approved
by the City Attorney, and to execute any and all documents necessary to complete the transfer
of those portions of Tract 7063 property which will be dedicated to or acquired by the City.**

**BE IT FURTHER RESOLVED that the City Council shall hereby accept certain
streets into the street system of the City of Hayward upon certification by the Director of
Public Works of satisfactory completion of the street improvements in substantial conformance
with the approved plans.**

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2000

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward